

TOWN OF WINSLOW, MAINE  
REGULAR COUNCIL MEETING  
& PUBLIC HEARING  
Minutes of Meeting  
August 11, 2014

PUBLIC HEARING

1. Completion of CDBG Grant with Orion Ropeworks.
2. Order No. 9-2014: Providing for Designation of Omnibus Development Program  
-Natural Gas and Industrial Park Tax Increment Financing  
District.

With no public comment Chairman Saint Amand closed the Public Hearing and opened the Regular Meeting at 7:01 p.m.

REGULAR MEETING

1. Roll call attendance was taken with four (4) members present.

Ray Caron, Ken Fletcher, Jerry Quirion, Gerald Saint Amand. Ben Twitchell was absent. Catherine Nadeau arrived at 7:04 p.m. and Steve Russell arrived at 7:25 p.m.

Michael Heavener, Town Manager was present along with Attorney Bill Lee, Judy Mathiau, Assessor, Police Chief Shawn O'Leary, PW Director Paul Fongemie and CEO Dabney Lewis.

2. Recite the Pledge of Allegiance.
3. Approval of Minutes of Previous Meetings

Motion by Mr. Quirion and seconded by Mr. Russell that the minutes of the meeting held July 14 be approved. Motion carried. Unanimous.

4. Communications
  - a. Judy Mathiau discussed the Summit Pipeline Assessment.
  - b. Other
    1. Copy of Minutes from Kennebec Water District meeting held June 26.
    2. Copy of Minutes from Kennebec Sanitary Treatment District meeting held June 12.
    3. Copy of Minutes from Safety Committee meeting held June 11.
    4. Copy of Minutes from Planning Board meeting held June 4.

## 5. Reports of Committees and Commissions

### a. Town Manager's Report

#### **FORT HALIFAX PARK GRANT APPROVED BY THE NATIONAL PARK SERVICE**

As you know, our Fort Halifax Park grant was tentatively approved by the Maine Bureau of Parks and Land. On July 15th I received notice that the project received final approval from the National Park Service.

In the Council Packet is Resolution No.19-2014 which if approved will authorize me to sign an agreement with the Maine Bureau of Parks and Land to receive the \$95,936 in grant funds. The Town's share of the project is \$97,384 and the total project cost is \$193,320. Attached to this report is a project description with cost estimates.

When we submitted the grant we were hopeful we would be approved in April so that we could take advantage of this year's construction season. With such late notice it will be difficult to do much work this year. The first thing we will need to do is the Design, Engineering and Permitting phase of the project.

Our Fort Halifax Planning Committee has agreed to do some fundraising to help fund the Town's portion of the project. If our Public Works Department can provide \$50,000 in in-kind services (*Labor & Equipment*) then the Committee's fundraising target will be around \$50,000. We will discuss this further at our August 11th meeting.

#### **NATURAL GAS PIPELINE TIF**

At the August 11th Council meeting the Town Council will be taking action on Order No. 9-2014. The Order, if approved, will create a TIF District related to the Natural Gas pipeline and three (3) undeveloped lots in the Town owned Industrial Park. The TIF is for 30 years and will capture and shelter 100% of the pipeline's assessed value and any investment made into the 3 Industrial Park lots. In addition, the Town will retain 100% of the tax revenue generated. By sheltering the new tax value over the 30 year period the Town will not lose \$2,339,310 in State Aid to Education, \$269,850 in Municipal Revenue Sharing and our County Tax will not increase by \$262,904. The total net benefit to the Town is projected to be \$2,932,064. Beginning year 9 of the TIF the annual amount of the tax projected to be retained is \$173,060.

Please see Exhibit G of the TIF proposal for projects proposed to be funded with TIF revenue.

#### **CDBG PUBLIC HEARING**

On August 11th we will hold a public hearing on our 2012 CDBG Grant. As you may recall, in November of 2012 we were awarded \$131,000 in CDBG funds to make the following improvements to the Town's Industrial Building: (1) Roof Repair & Improvements, (2) Sewer System Upgrade and (3) the Replacement of Three Furnaces. The total project cost was expected to be \$263,571.

The bids for the roof work came in \$10,624 higher than expected and the sewer

system upgrade cost \$13,892 more than projected due primarily to the cost of removing ledge. To keep costs down, only two furnaces were replaced instead of three.

The project was recently completed and a total of \$139,502 in CDBG funds were used. The Town contributed \$139,504 for a total project cost of \$279,006.

Since CDBG funds were used Orion RopeWorks was required to create five (5) new jobs, which they did.

#### **MDOT Rt. 201 PAVING PROJECT**

In my February 2014 report to the Council I reported that MDOT was willing to delay the paving project to allow Summit some time to install some of their natural gas pipe along Rt. 201. At the same time I reported that PanAm was planning to replace the RR Crossing at the intersection of Benton Ave. and Bay Street. At a recent meeting regarding this project I learned that PanAm was NOT planning to replace the crossing. The PanAm representative at the meeting said replacing the crossing would be a priority if another funding source could be found. As a result of this disclosure I now plan to search for funding alternatives to help fund the crossing portion of this project.

Also during this meeting I became aware that we need to update our Road Opening Permit Process to better protect our utilities when future repairs are needed. A current concern is achieving adequate spacing between utilities so that repairs can be made later without negatively impacting surrounding utilities.

#### **FIRE DEPARTMENT RE-ROOFING PROJECT**

At our last Council meeting I was asked to have the Fire Department Roof assessed to determine if our proposed re-roofing project (Order No 7-2014) would negatively impact the roof support system.

Benjamin Murray of E.S. Coffin Engineering conducted the assessment and his report is included in the Council packet. As you will see, Mr. Murray recommends that if insulation is added to the roof then the roof support system would need to be reinforced to meet current code.

We will discuss our options at our meeting next week.

#### **LABOR CONTRACT NEGOTIATIONS UPDATE**

At our meeting on August 11th we will be going into Executive Session at the end of the meeting to discuss labor contract negotiations with the PW/Fire Union.

#### **Department Reports**

Reports were received from the Assessor, Code Enforcement, Police Department, Public Works, Fire Department, Parks & Recreation and Library.

- b. Treasurer's warrant approved and signed by the Finance Committee during the Month of July.

No. 1.....	\$ 1,525,812.22
No. 2.....	<u>\$ 714,872.80</u>
Total	\$ 2,240,685.02

- c. Financial Report

Motion by Mr. Quirion and seconded by Mr. Caron to approve all reports.

Motion carried. Unanimous.

#### TABLED BUSINESS

1. Resolution No. 13-2014: Providing for Approval for an Assignment of the Franchise and the Cable System to Comcast Corporation. (One Reading) Sponsored by Gerald Saint Amand.

#### UNFINISHED BUSINESS

1. Order No. 6-2014: Providing for the Purchase of a 1 Ton, Rack Body, Truck to replace an existing 2002, 1 Ton Pick-up Truck. (Second Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Caron to adopt Order No. 6-2014. A roll call vote was taken.

Jerry Quirion—Yes	Ken Fletcher—Yes
Catherine Nadeau—Yes	Ray Caron—Yes
Gerald Saint Amand—Yes	

Motion passed, 5 – 0.

2. Order No. 7-2014: Providing for the Authorization for the Town Manager to Re-Roof the Fire Department Roof with a fully tapered EPDM Roof at a cost not to exceed \$84,000. (Second Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Russell to adopt Order No. 7-2014. After a lengthy discussion, the council asked Mr. Heavener to get a estimate on restructuring the Fire Department Roof. A motion by Mr. Fletcher and seconded by Quirion to table Order No. 7-2014. Motion carried. Unanimous.

NEW BUSINESS:

1. Ordinance No. 7-2014: Providing for an Amendment to Winslow Zoning Ordinance Sec. 14-45, Low Density Residential District, Sec. 14-84, Definitions and adding Sec. 14-65C to Article 6, all having to do with Companion Animals. (First Reading) Sponsored by Catherine Nadeau.

Motion by Mr. Quirion and seconded by Mrs. Nadeau to accept the First Reading of Ordinance No. 7- 2014. The Council had many concerns and will send this back to the Planning Board for suggested amendments. Attorney Lee stated he would need the amendments well before the next meeting. A roll call vote was taken.

Catherine Nadeau—Yes	Steve Russell—Yes
Jerry Quirion—Yes	Ken Fletcher—No
Ray Caron—Yes	Gerald Saint Amand—No

Motion passed 4– 2.

2. Order No. 8-2014: Providing for the Abatement of Taxes on Accounts that have been Acquired by the Town or that have been Assessed to “Owner Unknown” (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Russell to accept the First Reading of Order No. 8-2014. A roll call vote was taken.

Ray Caron—Yes	Jerry Quirion—Yes
Steve Russell—Yes	Catherine Nadeau—Yes
Ken Fletcher—Yes	Gerald Saint Amand—Yes

Motion passed, 6 – 0.

3. Order No. 9-2014: Providing for Designation of Omnibus Development Program- Natural Gas and Industrial Park Tax Increment Financing District. (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Caron to accept the First Reading of Order No. 9-2014. A roll call vote was taken.

Ken Fletcher—Yes	Steve Russell—Yes
Jerry Quirion—Yes	Catherine Nadeau—Yes
Ray Caron—Yes	Gerald Saint Amand—Yes

Motion passed, 6 – 0.

4. Resolution No. 19-2014: Providing for Authorization for the Town Manager to Sign an Agreement with the Maine Bureau of Parks and Land for \$95,936 in Grant Funds for the Fort Halifax Project, which requires a Town Commitment of \$97,384. (One Reading)  
Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Russell to adopt Resolution No. 19-2014.  
Motion carried. Unanimous.

#### DISCUSSION

Motion by Mr. Fletcher and seconded by Mr. Quirion to move the Fireworks Discussion to the September 8 meeting.  
Motion carried. Unanimous.

#### EXECUTIVE SESSION

Motion by Mr. Fletcher and seconded by Mr. Quirion to enter into Executive Session at 9:03 p.m. pursuant to 1 M.R.S.A. ss 405(6)(D); Labor Negotiations.  
Motion carried. Unanimous.

Motion by Mr. Fletcher to exit Executive Session at 9:25 p.m.

#### ADJOURNMENT

Motion by Mr. Fletcher and seconded by Mr. Quirion to adjourn the meeting.  
Motion carried. Unanimous.

The meeting adjourned at 9:26 p.m.

ATTEST: \_\_\_\_\_  
Town Clerk of Winslow Maine